

**INFORMATION SHEET**  
**Whitetail Antlerless Deer Hunt**  
**On the Mitchell Ranch in McMullen County**

The Mitchell Ranch is 356 acres in south McMullen County, Texas approximately 20 miles south of Tilden, Texas. From the intersection of FM 624 and HWY 16 follow FM 624 east for approximately 4 miles, turn left on Old San Diego Road 2 miles to the ranch gate. The ranch gate will be on the west side of the road.

Persons authorized to hunt in the whitetail antlerless deer hunt on the Mitchell Ranch are to contact Mr. Darrel Seidel by phone at 210-827-3407 or Mrs. Cheryl Seidel 210-827-7406. Selected hunters will coordinate meeting location and times with Darrel or Cheryl.

The bag limit for individuals authorized to participate in the whitetail doe deer hunt will be one white-tailed deer (Antlerless) and 1 javelina either sex, and unlimited feral hogs.

The whitetail antlerless deer hunt will be conducted in accordance with rules established by statewide regulations for hunting whitetail deer in McMullen County. In addition, hunters must obey rules established by the Mitchell Ranch (see attached sheet).

**RULES AND INFORMATION FOR MITCHELL RANCH HUNTERS**

1. The ranch (Ranch) is owned by Malydahn Mitchell and Cheryl and Darrel are Agents. You have the right to hunt on the Ranch under the terms of the Hunting Lease between the owners as Lessors and -----as Lessee. You are subject to all of the terms of that lease and these Rules. The term lessor or Lessor as used in these rules has the same meaning as the term Lessor in the Hunting Lease.
2. You agree to strictly abide by all laws and to observe rule of hunter safety and courtesy and will stay in the designated hunting/outdoor recreation areas for your safety and the safety of others.
3. No drinking of alcohol and hunting, if you want to drink alcohol, you will not hunt and you will not have any type of firearm in your possession. If gun is present within a vehicle, there will be no drinking. If hunter consumes an alcoholic beverage, that person will not be allowed to hunt until 6:00AM the following day and sober. (Example but not limited to: Hunter Joe drinks one beer at lunch on Monday, Joe will not be allowed to hunt until 6:00AM Tuesday morning.)
4. Guns will be sighted in prior the hunt. No gun will be loaded until the gun is rested at the sight-in/rifle range area or until you are seated and situated in a blind. Firearms will not have a round in the chamber during transportation to and from the blinds, in or around the camp/lodging, or at any other time unless Lessor is seated at sight in/rifle range or seated and situated in a blind.
5. Hunters WILL ONLY be allowed to use calibers .243 or larger to harvest an antlerless deer. This is thick brush county and a wounded deer is considered a harvested deer.
6. You agree to conduct yourself as a sportsman in the true sense of the word and accept the responsibilities, which are part of hunting and outdoor recreation. You will not

commit any act of vandalism on lessor's property. You agree to report all such acts observed. If you fail to do so you understand that your permission to hunt will be revoked and you may be required to immediately leave lessor's property.

7. If any person coming onto the Ranch is less than eighteen (18) years of age, that minor must be accompanied at all times when hunting by his or her parent who is an Hunter/Guest or a guide. That parent hereby agrees that he or she is fully liable and responsible for such minor and all actions of such minor. You hereby additionally agree to save, indemnify and hold harmless Lessor and to save, indemnify and hold harmless the Lessor's agents, heirs, representatives, predecessors, successors and assigns from and against any and all claims, demands, suits, causes of action, damages or claims for damages by such minor or such minor's parents, guardians, family members or other legal representative resulting from or in any way or degree arising out of the minor or parent of the minor coming upon Lessor's property and/or hunting on Lessor's property, including reasonable attorney's fees necessary to defend against any of the same, costs of court and any other litigation expense) that may be made against any of them WHETHER THE RESULT OF THE NEGLIGENCE OF (OR ANY ASSERTED NEGLIGENCE ON THE PART OF) the RANCHER or RANCHER's agents, employees, heirs, representatives, predecessors, successors and/or assigns or otherwise.
8. Mitchell Ranch strives to produce trophy bucks through range management, deer management and of course the help of Mother Nature. In order to continue to develop the quality of the deer, it is imperative that hunters be selective in the deer in which they harvest. This requires the harvest of antlerless deer (does).
9. An antlerless deer must be approved for harvest by the accompanying guide.
10. You are required to have a valid current years hunting license upon arrival. You must tag your trophy, immediately upon harvest. A Texas Parks and Wildlife Tag will be offered. This is not a MLD Permitted ranch.
11. Make sure your trash is disposed properly. Please take it off the ranch with you.
12. Do not camp or build fires except in an area designated by Mitchell Ranch. Accidental fires are a very real and highly possible threat that we take very seriously.
13. You will not remove anything from ranch premises (this includes but is not limited to antler sheds, antiques, fossils,) with the exception to the wildlife harvested.
14. ABSOLUTELY NO DOGS or pets are allowed on Mitchell Ranch.

We feel that most, if not all, of these rules are items in which you would abide by even if they were not stated. However, we have found it necessary to make these rules because it keeps us all on the same page. Our goal is for all of our hunters to be able to safely enjoy the hunt as much as reasonably possible while (1) taking care of the property and its assets (wildlife, native plants ...), (2) respecting the property, and (3) respecting the rights and feelings of all involved.

## **FREQUENTLY ASKED QUESTIONS**

### **Question 1:**

Is this a guided hunt?

#### **Answer:**

Yes, it is fully guided. If you draw blood on the shot it is considered harvested.

### **Question 2:**

Can you describe the lodging?

#### **Answer:**

Lodging is "Primitive Camping Only". You may bring a travel trailer or a tent, but there will be no water or electricity offered. There are numerous motels in Freer, Tilden, or George West Texas. All are within a half-hour driving time to the ranch. This form of lodging would be highly suggested. All motel costs will be at your own booking and expense.

### **Question 3:**

Will I be using my personal vehicle?

#### **Answer:**

No, once you arrive, ranch vehicles will be used for transportation on the ranch property.

### **Question 4:**

When is check in, departure, and can I arrive day early?

#### **Answer:**

Check in is 12:00PM the day your hunt begins. Departure is 12:00PM the final day of your hunt. We do not allow guests. The hunting dates are as stated on the draw and cannot be changed.

### **Question 5:**

What should I expect upon arrival?

#### **Answer:**

Upon arriving at 12:00PM, we will sit down and go through an orientation in which I will go over paperwork, rules, and expectations. All paperwork must be signed before hunt can commence.

### **Question 6:**

What are the temperatures like?

#### **Answer:**

This is South Texas in late December, so the weather can change fast. Go to [www.weather.com](http://www.weather.com) and type in zip code 78014 for area forecast.

### **Question 7:**

What type of hunting will we be doing?

#### **Answer:**

We will be rifle hunting out of deer blinds only down senderos (cleared out paths) over bait. We will provide all corn needed as bait.

### **Question 8:**

How often will we be hunting?

#### **Answer:**

The deer corn feeders spin twice a day, once in the morning, once in the evening. The day you arrive, we will hunt that evening, then the morning and evening of the following day, then the following morning if you have not harvested your antlerless deer yet.

**Question 9:**

Should I bring camouflage?

**Answer:**

Camo isn't necessary since we will be hunting from inside deer blinds. If you wish to bring some, this will be no problem since hunter orange will not be required.

**Question 10:**

What type of harvest distances will I be presented with?

**Answer:**

The feeders average a distance of 75-100 yards from the blinds. We will not be shooting over 120 yards in order to make an ethical harvest. Once harvested an TP&WD Tag will be issued.

**Question 11:**

What is the closest town and is there cell phone reception?

**Answer:**

Freer is 25 miles away, one way, from our headquarters. Tilden is 25 miles, one way, from our headquarters. George West is 40 miles away. There is limited cell phone coverage, but there are areas on the ranch you could make a personal call. There is a phone on the ranch, but it can only be used for emergency purposes.

**Question 12:**

Can I bring a guest?

**Answer:**

No, we *do not* allow guests. Only the person who draws for a hunt is allowed to visit us.

**Question 13:**

Can I bring an ATV/UTV?

**Answer:**

No, you cannot bring ATV/UTVs. We will provide you all of the transportation on the ranch premises.

**Question 14:**

Is the ranch private or public?

**Answer:**

The ranch is privately owned. The property encompasses 356 acres and has been owned and operated by our family since the early 1900s. There is no livestock on the ranch at this time. The ranch was high wired in 2004 and selectively restocked with native white-tailed deer under a current wildlife management plan.

**Question 15:**

Are there rattlesnakes in the area?

**Answer:**

Yes, we do have rattlesnakes. It isn't uncommon to see them moving in December. On warm days, we have encountered rattlesnakes coming out of their dens to catch some sun. We also have poisonous spiders, wasp, hornets, and plenty of scorpions. We remind people to be cautious at all times; it is a LONG DRIVE to decent medical care. We also, caution hunters when reaching underneath chairs inside blinds due to the fact that some of these poisonous insects make this home. This is further described in the "Release of Liability".

**RELEASE OF LIABILITY  
AND  
ACKNOWLEDGMENT AND ACCEPTANCE  
OF DANGERS, RISKS AND HAZARDS  
OF THE HUNTING AGREEMENT**

**Hunting Agreement:**

Three (3) day guided hunt includes:

One half day after 12:00 PM, 1 full day, and another half day until 12:00 PM.

Hunt will be for one (1) untagged whitetail antlerless deer, one (1) javelina, and unlimited feral hogs. Any antlerless deer lamed or wounded will be considered a harvested and no other may be taken.

All other rules and regulations pertaining to the Texas Parks and Wildlife Private and Public Land Hunts will be enforced. All "Ranch Rules" (enclosed) will be signed and followed as stated.

Primitive Camping only will be offered. All other room and board will be the hunter's responsibility.

I hereby acknowledge that I have knowingly and willingly entered a Hunting/Liability Agreement, or become a party bound by the terms and conditions of a Hunting/Liability Agreement by and between **MITCHELL RANCH, Malydahn Mitchell, Cheryl Seidel, Darrel Seidel**, et al. (hereinafter the Lessor, whether one or more). I understand the terms, provisions and conditions of that Hunting Agreement and agree to abide by its terms, provisions and conditions.

I further acknowledge and understand that no warranty, either express or implied, is made by the Lessor as to the condition of the hunt (hereinafter the leased premises) located in McMullen County, Texas, or of any roads, buildings, gates or other improvements located thereon. This document serves to warn me that dangerous conditions, risks and hazards do exist. My presence and activities on the premises expose both me and my property to dangerous conditions, risks and hazards, including but not limited to: ***poisonous snakes, insects and spiders; blinds and stands, whether or not erected by Lessor; erosion and general condition of the land, both on and off roadways or senderos, creating rough, hazardous and dangerous driving and walking conditions; animals both wild and domestic that maybe diseased and/or potentially dangerous; persons with firearms both on or off the leased premises; and the use of vehicles. I hereby state that I am aware of these facts and expressly assume all such dangers, risks and hazards.***

In consideration for the right to enter the Texas Parks and Wildlife Department (TP&WD) leased premises, I hereby release and agree to protect, indemnify and hold harmless the Lessor and his or her respective heirs, agents, employees and assigns from and against any and all claims, demands, causes of action and damages, including attorney's fees, resulting from any accident, incident or occurrence arising out of, incidental to or in any way resulting from the use of the leased premises and any improvements located thereon, whether or not caused by the Lessor's negligence or gross negligence. This release applies during the time that I am permitted on the leased premises. I hereby further covenant and agree that I, my heirs, successors and assigns will not make any claim or institute any suit or action at law or in equity against the Lessor or his or her respective heirs, agents, representatives, employees, successors or assigns by reason of conditions of the leased premises or activities occurring thereon.

Dated and signed this \_\_\_\_\_ day of \_\_\_\_\_.

\_\_\_\_\_  
Hunter's Signature

\_\_\_\_\_  
Hunter's Printed Name